



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
ROSE ANN FLYNN PRESIDING  
AUGUST 13, 2020  
9:30 A.M.**

**Staff Present:**

Mary Allman, Administrative Assistant  
Porshia Williams, Code Compliance Manager  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Katrina Jordan, Administrative Services Supervisor  
Kenyetta Richardson, Administrative Aide  
Rhonda Hasan, Assistant City Attorney  
Wanda Acquavella, Code Compliance Officer  
Stephanie Bass, Code Compliance Supervisor  
Bovary Exantus, Code Compliance Officer  
Manuel Garcia, Code Compliance Officer  
Deanglis Gibson, Code Compliance Officer  
Patrice Jolly, Code Compliance Officer  
Wilson Quintero Jr., Code Compliance Officer  
Mike Sanguinetti, Code Compliance Officer  
Will Snyder, Code Compliance Officer  
Irma Westbrook, Code Compliance Supervisor  
Gail Williams, Code Compliance Officer  
Reginald White, Code Compliance Supervisor

**Respondents and witnesses**

CE20030351: William Berke  
CE17041292: John Phillips; Dana Shambura; Bill Hammel  
CE20020956: David Pollock  
CE19021762: Alicia Lukin  
CE15071820; CE15061331; CE0050380: Ed Soto; Jose Arango  
CE18040020: Stephen Tilbrook  
CE20030366: Steven Savor; James Michael  
CE19100069: Ryan Abrams  
CE20020274; CE20030611: Courtney Crush; Mara Brooks; Ronald Lux, Raul Dominguez  
CE18121702: Andrea Kmetz  
SE20020104: Zola Martin  
CE19120383: John Brown; Ryan Abrams, Sheila Pond; Ronald Moorhead  
CE19042432: Kelsey Roberts  
CE20030675: Marco Vietti  
CE20070963: Wendi Sorum, Larry Shinbaum  
CE11081091: Gustavo Peneiro  
CE18120992: Leigh Monschein  
CE18090520: Jeffrey Eisen  
CE20071243: Shelly Ann Grant; Jennyfir Grant  
CE14030847: Kettya Amarai  
CE18081968; CE18071161; CE19020960: Eric Carbonell; Carly Kliger; Brett DeCapito  
CE15042036: Steven Miga

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NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:30 A.M.

**Case: CE-19120383**

1217 SW 17 ST

Owner: MOOREHEAD, RONALD

Service was via posting at the property on 7/29/20 and at City Hall on 8/7/20.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

47-34.4 B.1.

THIS IS AN RS-8 ZONED SINGLE-FAMILY PROPERTY. THERE IS  
OVERNIGHT PARKING OF BOAT ON TRAILER THAT EXCEEDS 21 FEET  
IN LENGTH THAT IS BEING STORED IN THE DRIVEWAY AT THIS  
PROPERTY.

9-306 Complied

Officer Sanguinetti presented the case file into evidence and recommended ordering compliance within 30 days or a fine of \$50 per day. The owner had requested 180 days and Officer Sanguinetti did not object to the request.

John Brown, neighbor, disagree strongly with the request for an extension. He said the awnings were not all clean and the dock permit was over two years old. This issue had been ongoing since 2005. The engines were run on a monthly basis and filled Mr. Brown's home with carbon monoxide and noise. Mr. Brown's engineer had reviewed Mr. Moorehead's plans for the docks and found them insufficient. Mr. Brown said he had filed one complaint with the City against Mr. Moorehead and Mr. Moorhead had filed eight complaints against Mr. Brown. Mr. Brown stated it was not possible to negotiate with Mr. Moorehead because of his "vulgar language, his obscene comments, his attempts to intimidate and harass me are ongoing." Mr. Brown discussed a vehicle on Mr. Moorehead's property, which he said had contributed to accidents.

Ms. Hasan stated the vehicle was not part of this case and could therefore not be addressed today.

Ms. Flynn agreed with Ms. Hasan and asked Mr. Brown about the fumes. Mr. Brown said since 2005, Mr. Moorehead has run two 250 Horsepower Yamaha engines 10 feet from Mr. Brown's bedroom window.

Porshia Williams, Code Compliance Manager, said the request for 180 days was far too long because the case had been open since December. She suggested allowing 60 days to comply.

Ryan Abrams, Mr. Brown's attorney, stated the issues on the property had been going on for many years and he requested allowing only 30 days. He stated Mr. Moorehead needed to move the boat to a location where it was allowed.

Ronald Moorhead, owner, stated he had moved into the house in 2013 and he had not run the boat in months. He said he had all the permits and contractors for the dock project but Mr. Brown's complaints had "kind of put a halt to this whole thing."

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day and ordered the respondent to attend the 9/23/20 hearing.

**Case: CE18081968**

3300 DAVIE BLVD

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Owner: SARRIA HOLDINGS II INC

Service was via posting at the property on 7/31/20 and at City Hall on 8/7/20.

Manuel Garcia, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

47-20.20.H

THE PARKING AREAS OF THIS PROPERTY ARE NOT BEING MAINTAINED.  
THERE ARE POTHOLES IN PARKING SURFACES. THERE IS NEGLECT IN  
THE MAINTENANCE OF STRIPING, WHEELS STOPS, AND RESEALING.  
THE LANDSCAPE AREAS ARE NOT BEING MAINTAINED APPROPRIATELY.

47-21.11.A

THE LANDSCAPING ON THIS PROPERTY IS NOT BEING MAINTAINED.  
THERE ARE AREAS OF OVERGROWTH AND DEAD AND/OR MISSING PLANTS  
AS WELL AS VARIOUS INVASIVE PLANTS ON THE PROPERTY. THERE  
ARE OVERGROWN HEDGES IN THE PARKING AREA THAT ARE NOT BEING  
MAINTAINED. THERE ARE BARE AREAS WITH MISSING GROUND COVER.  
THE CURRENT LANDSCAPING IS NOT IN COMPLIANCE WITH THE  
ORIGINAL LANDSCAPE PLAN.

47-20.13.D.

COMPLIED.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Carly Kliger, attorney for the owner, said the owner had hired an arborist to conduct a study and determine which trees must be removed. Over 2019, they had met six times with City representatives to discuss a landscape plan to revamp the entire plaza. They had permits for the work. Ms. Kliger requested 150 days.

Ms. Williams said this case had been going on for over one year and suggested allowing 30-42 days with the respondent providing updates.

Brett DeCapito, contractor, said removal of the trees would take four weeks and the landscaping would take six weeks. He requested 150 days.

Ms. Flynn Found in favor of the City and ordered compliance within 98 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 11/19/20 hearing.

**Case: CE19020960**

CCCC

E

3200 DAVIE BLVD

Owner: SARRIA HOLDINGS II INC

Service was via posting at the property on 8/3/20 and at City Hall on 8/7/20.

Manuel Garcia, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

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18-12(a)

COMPLIED.

47-19.4.D.8.

COMPLIED

47-20.20.H.

THE PARKING AREAS OF THIS PROPERTY ARE NOT BEING MAINTAINED. THERE ARE POTHOLES IN PARKING SURFACES. THERE IS NEGLECT IN THE MAINTENANCE OF STRIPING, WHEELS STOPS, AND RESEALING. THE LANDSCAPE AREAS ARE NOT BEING MAINTAINED APPROPRIATELY.

47-21.11.A

THE LANDSCAPING ON THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF OVERGROWTH AND DEAD AND/OR MISSING PLANTS AS WELL AS VARIOUS INVASIVE PLANTS ON THE PROPERTY. THERE ARE OVERGROWN HEDGES IN THE PARKING AREA THAT ARE NOT BEING MAINTAINED. THERE ARE BARE AREAS WITH MISSING GROUND COVER. THE CURRENT LANDSCAPING IS NOT IN COMPLIANCE WITH THE ORIGINAL LANDSCAPE PLAN.

9-306

COMPLIED.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance within 98 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 11/19/20 hearing.

**Case: CE18071161**

3204 DAVIE BLVD

Owner: SARRIA HOLDINGS II INC

Service was via posting at the property on 8/3/20 and at City Hall on 8/7/20.

Manuel Garcia, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

9-306

COMPLIED.

47-19.5.E.7.

COMPLIED

47-20.13.D.

COMPLIED

47-20.20.H.

THE PARKING AREAS OF THIS PROPERTY ARE NOT BEING MAINTAINED. THERE ARE POTHOLES IN PARKING SURFACES. THERE IS NEGLECT IN THE MAINTENANCE OF STRIPING, WHEELS STOPS, AND RESEALING. THE LANDSCAPE AREAS ARE NOT BEING MAINTAINED APPROPRIATELY.

47-21.11.A

THE LANDSCAPING ON THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF OVERGROWTH AND DEAD AND/OR MISSING PLANTS AS WELL AS VARIOUS INVASIVE PLANTS ON THE PROPERTY. THERE ARE OVERGROWN HEDGES IN THE PARKING AREA THAT ARE NOT BEING MAINTAINED. THERE ARE BARE AREAS WITH MISSING GROUND COVER. THE CURRENT LANDSCAPING IS NOT IN COMPLIANCE WITH THE ORIGINAL LANDSCAPE PLAN.

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Officer Garcia presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance within 98 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 11/19/20 hearing.

**Case: CE20030611**

739 NW 2 AVE

Owner: RAPAGLIA, RAYMOND R & CASTILLO, TRACEY V

Service was via posting at the property on 7/30/20 and at City Hall on 8/7/20.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

47-18.47.A

THE PROPERTY HAS BEEN IDENTIFIED AS A COMMUNITY RESIDENCE  
AND HAS NOT BEEN REGISTERED.

Officer Bass presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day. In 30 days, the owner must provide documentation that a DRC sign-off would be obtained within 30 days for approval to operate as a community residence or the number of residents must be reduced to three or fewer.

Courtney Crush, attorney for the owner, requested the 63 days. She said the property had an application for a conditional use approval from the Planning and Zoning Board, which should be heard within 63 days. They had also contacted the president of the Progreso Civic Association to request time to make a public presentation, which was part of the conditional use approval.

JJ Hankerson, president of the Progreso Civic Association, said they had been dealing with this issue for three years. He pointed out that these facilities were supposed to be 1,000 feet apart and they were not. Ms. Crush said the City enacted the 1,000-foot distance separation in 2018. The owner also owned a duplex just north of these properties and was an existing community residence. The conditional use application addressed the request to locate the second community residence closer than 1,000 feet from the existing one. Ms. Crush stated the owner also owned a property across the street, which had been used as a community residence but had been shut down.

Ms. Hasan said the issue today was the registration process, which was contingent upon the conditional use approval from the Planning and Zoning Board.

Ronald Lux, Vice President of the Progreso Civic Association, said this had been going on for years. He related issues with the property, including drugs and prostitution, which negatively affected the community.

Raul Dominguez, president of the Old Progreso Village Homeowners Association, said the business had not been approved but had been operating. He stated this business discouraged people from moving in and investing in this community. Mr. Dominguez requested that no extension be granted.

Mara Brooks said there were already a few transitional residences in the neighborhood that were closer than 1,000 feet. She said on July 15, the owner had indicated he did not want to grow, but rather downsize in the community, but he had just purchased another property. She did not want the owner to be allowed more than 10 days to comply.

Ms. Crush said since these cases were brought, "the more intense or objectionable activity had been removed." She agreed to meet with the residents to receive their input and discuss issues of compatibility and safe behavior.

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Ms. Hasan said since this was a new case, the City must provide a reasonable time to comply; a very short deadline would not be appropriate. She added that this case concerned the registration only. Issues about neighborhood impact were for the Planning and Zoning Board and code violations were for Code Enforcement.

Ms. Flynn Found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day. In 30 days, the owner must provide documentation that a DRC sign-off would be obtained within 30 days for approval to operate as a community residence or the number of residents must be reduced to three or fewer.

**Case: CE20020274**

741 NW 2 AVE

Owner: RAPAGLIA, RAYMOND R & CASTILLO, TRACEY V

Service was via posting at the property on 7/30/20 and at City Hall on 8/7/20.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

47-18.47.A

THE PROPERTY HAS BEEN IDENTIFIED AS A COMMUNITY RESIDENCE  
AND HAS NOT BEEN REGISTERED.

Officer Bass presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day. In 30 days, the owner must provide documentation that a DRC sign-off would be obtained within 30 days for approval to operate as a community residence or the number of residents must be reduced to three or fewer.

Ms. Flynn Found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day. In 30 days, the owner must provide documentation that a DRC sign-off would be obtained within 30 days for approval to operate as a community residence or the number of residents must be reduced to three or fewer.

**Case: CE19100069**

Request

For

Extension

625 CORAL WAY

Owner: VALERIO, THOMAS A

This case was first heard on 2/6/20 to comply by 3/12/20. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$22,950.

Will Snyder, Code Compliance Officer, said the dock disrepair violation remained and recommended imposition of the fines. He noted there were other cases being monitored for work without permits.

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Ryan Abrams, attorney, said there was no authority to impose fines at this hearing because this was a request for extension. He admitted there had been a delay in compliance on the part of the owner, and stated the owner had hired a contractor to address the issues. He requested 30 days.

Ms. Flynn noted that nothing had been done at the property since the last extension. Mr. Abrams admitted he did not have a good answer.

Ms. Hasan recalled that the case had first been heard in February, with compliance ordered by March. She agreed the fines could not be imposed today because that had not been noticed, but pointed out that the property had received a de facto extension since March and done nothing. She suggested Ms. Flynn deny the extension and set the case for a Massey hearing, which would allow extra time to comply.

Ms. Flynn granted a 14-day extension, during which time no fines would accrue.

**Case: CE20030366**

624 ISLE OF PALMS DR  
SAVOR, STEVEN

This case was first cited on 3/11/20 to comply by 3/25/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$19,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, reported the property was in compliance on 8/12/20 and recommended vacating the existing fines.

James Michael, owner's representative, agreed.

Ms. Flynn imposed no fine.

**Case: CE20030675**

1532 SW 5 PL # 1-4  
FL RENTALS LLC

This case was first cited on 3/16/20 to comply by 3/18/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,400 and the City was requesting the full fine be imposed.

Gail Williams, Code Compliance Officer, recommended imposition of the \$6,400 fine.

Marco Vietti, owner, said he had requested the trash company replace the broken dumpster, and it had taken until a week after the compliance deadline for them to do so.

Ms. Flynn imposed a fine of \$1,400 for the time the property was out of compliance.

**Case: CE20030351**

200-204 SW 2 ST  
WILIAM BERKE & ALAM BERKE TRUSTEES LLC

This case was first cited on 3/9/20 to comply by 3/11/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,000 and the City was requesting the full fine be imposed.

Gail Williams, Code Compliance Officer, recommended imposition of the fine.

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William Berke, owner, stated he had spoken with someone at Community Enhancement and Compliance who agreed that the property was in compliance and they did not know why the property had been scheduled for this hearing. Mr. Berke said this was a commercial property and the violation had been complied within one week. He added that tenants had been closing down due to the Covid-19 pandemic at this time and the trash was from non-tenants. He requested no fine be imposed.

Officer Williams said the citation had been issued prior to businesses closing and noted that this property had other citations for this situation; it was an ongoing problem.

Ms. Flynn imposed the \$3,000 fine.

**Case: CE20020956**

Administrative Hearing - Nuisance Abatement

438 NW 13 AVE  
VANHORN, HAXUAN

Violation:

24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,  
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE  
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Bovary Exantus, Code Compliance Officer, testified that the property had been cited on 2/27/20. Upon reinspection on 3/3/20, the violation remained and the City had removed the violation. On 3/14/20, the trash was no longer present. He requested the fine be imposed.

David Pollock said someone had dumped this debris on the property and he had reported it to Code Enforcement, who informed him it would be investigated. His lawn service informed him that the debris had been removed and he had heard nothing from the City until receiving the \$240 bill in June. Officer Exantus said the owner should have removed the debris in the 48 given on the posted notice.

Ms. Flynn found for the City.

**Case: SE20020104**

Administrative Hearing - Nuisance Abatement

1109 NE 18 CT  
MARTIN, ZOLA A

24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,  
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE  
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited and upon reinspection the violation remained. The City had removed the violation.

Zola Martin, owner, said she never received any notice of the violation. She said her lawn service tended the lot every two weeks. Ms. Flynn said the notice had been posted on the property.

Ms. Flynn found for the City.

**Case: CE20070963**

1611 SE 8 ST  
SORUM, WENDI



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Service was via posting at the property on 8/3/20 and at City Hall on 8/7/20.

Deanglis Gibson, Code Compliance Officer, testified to the following violation(s):

15-282.(d)(1)A.

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS  
VACATION RENTAL PROPERTY TO REQUEST A CERTIFICATE  
OF SUSPENSION (365) BEFORE THE MAGISTRATE.

Officer Gibson presented the case file into evidence and testified regarding several violations for which the property had been cited, as well as the numerous complaints from neighbors and calls for service to the Police Department. He recommended imposition of all fines and suspension of the Vacation Rental Certificate.

Wendi Sorum, owner, said she was being bullied and harassed by a neighbor who was working to intimidate her and put her out of business. She said her management company addressed issues as they arose. Ms. Sorum said she lived in Pennsylvania, so it was difficult to stay on top of the situation. She stated she had a five-week lease but the tenants had reneged because they felt threatened by the neighbor.

Officer Gibson pointed out that vacation rentals were held to different standards than residents, such as on-street parking. Owners of vacation rentals were made aware of all the rules when obtaining their certification. He understood that a neighbor might be responsible for reporting violations, but when inspectors and officers had arrived, they witnessed violations occurring.

Larry Shinbaum, real estate broker and listing agent for this property, said he was showing the property once and received a warning/citation for excess street parking. He said the management company was responsible.

Ms. Williams said based on Officer Gibson's testimony, this property had been an issue prior to the Covid-19 pandemic. While she was sensitive to Ms. Sorum's remarks regarding the neighbor, the property had repeatedly been in violation. She requested a \$15,000 fine be imposed and that the certificate be revoked for 365 days because the property had more than three violations in the past 12 months.

Ms. Hasan stated the City could request suspension for up to 365 days, and during that time, the owner could lease the property longer than 30 days at a time.

Ms. Sorum requested that no fine be imposed and she would agree to the 365-day suspension of the certificate. Ms. Hasan recommended a fine be imposed, though Ms. Flynn could impose a smaller amount. A friend of the owner testified that a neighbor was harassing and bullying Ms. Sorum.

Ms. Flynn Found in favor of the City, suspended the Short-Term Rental Certificate for 180 days and imposed a \$6,000 fine.

**Case: CE20071243**

2810 NE 60 ST

ES KAVELL CORP

Service was via posting at the property on 7/30/20 and at City Hall on 8/7/20.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):

15-282.(d)(1)A.

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS  
VACATION RENTAL PROPERTY TO REQUEST A CERTIFICATE  
OF SUSPENSION (365) BEFORE THE MAGISTRATE.

Officer Jolly presented the case file into evidence and testified regarding several violations for which the property had been cited. He recommended ordering suspension of the Vacation Rental Certificate for 365 days and imposition of all citation fines.

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Shelly Ann Grant, owner, said she lived in Miami and had not been aware that Broward County had stopped all short-term rentals due to Covid-19. Once she was aware of it, she had turned down requests for vacation rentals. She said there was a neighbor who did not like her and Ms. Grant felt was a racist. Ms. Grant admitted the violations had existed, but she said the violations had been addressed immediately when she was made aware of them.

Jennyfir Grant, the owner's mother, said she met with tenants and informed them about all of the rules when they arrived. She stated the neighbor her daughter mentioned had entered the property and looked in the windows. She stated she used the surveillance cameras at the property to monitor activity and if the tenants were outside too late, she phoned them. Ms. Grant also personally checked out all tenants.

Ms. Hasan said discussion about the neighbor and her motives were not relevant to the hearing. The question was only whether or not the violations existed when the Police or Code Enforcement visited the property. Officer Jolly had testified that violations had been identified and cited when he inspected the property. Ms. Hasan stated the City could request suspension for up to 365 days, and during that time, the owner could lease the property longer than 30 days at a time.

Ms. Flynn Found in favor of the City, suspended the Short-Term Rental Certificate or short-term rentals for 180 days and imposed the \$950 fine.

**Case: CE19021762**

Lien Reduction Hearing

468 E MELROSE CIR

JAI BOLO INC % SUAREZ VEGA

Notice was mailed to the owner via first class mail on 8/3/2020. Katrina Jordan, Presenter, testified that the lien amount was \$25,750 and City administrative costs totaled \$464.12. The applicant had offered \$2,000 and the City was requesting \$2,575.

Alicia Lukin, owner, agreed to the reduction to \$2,575.

Ms. Flynn reduced the lien amount to \$2,575 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following three cases at the same address were heard together:

**Case: CE09050380**

Lien Reduction Hearing

501 NE 4 AVE

501 NE HOLDINGS LP

Notice was mailed to the owner via first class mail on 8/3/2020. Katrina Jordan, Presenter, testified that the lien amount was \$113,250 and City administrative costs totaled \$1,705.64. Total liens for all three cases: \$175,650 ; total hard costs: \$4,518.92. The City was requesting and the applicant had agreed to \$15,000 for all three cases.

Ed Soto, attorney, agreed.

Ms. Flynn reduced the lien amount to \$15,000 for all three cases, payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE15061331**

Lien Reduction Hearing

501 NE 4 AVE

501 NE HOLDINGS LP

Notice was mailed to the owner via first class mail on 8/3/2020. Katrina Jordan, Presenter, testified that the lien amount

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was \$10,700 and City administrative costs totaled \$785.64. The City was requesting \$3,000.

**Case: CE15071820**

Lien Reduction Hearing

501 NE 4 AVE

501 NE HOLDINGS LP

Notice was mailed to the owner via first class mail on 8/3/2020. Katrina Jordan, Presenter, testified that the lien amount was \$51,700 and City administrative costs totaled \$2,027.64. The City was requesting \$3,000.

**Case: CE18040020**

Lien Reduction Hearing

501 SE 2 ST

CAMDEN SUMMIT PARTNERSHIP LP

Notice was mailed to the owner via first class mail on 8/3/2020. Katrina Jordan, Presenter, testified that the lien amount was \$140,500 and City administrative costs totaled \$1,056.38. The applicant had offered \$10,000 and the City agreed to the offer.

Stephen Tilbrook, attorney, agreed.

Ms. Flynn reduced the lien amount to \$10,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE18121702**

Lien Reduction Hearing

904 SE 14 CT

KMETZ, ALICE KMETZ, GREG

Notice was mailed to the owner via first class mail on 8/3/2020. Katrina Jordan, Presenter, testified that the lien amount was \$32,750 and City administrative costs totaled \$602.12. The applicant had offered \$2,000 and the City was requesting \$3,275.

Andrea Kmetz agreed to the City's request of \$3,275.

Ms. Flynn reduced the lien amount to \$3,275 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE19042432**

Lien Reduction Hearing

1522 NW 11 ST

ROBERTS, KELSEY

Notice was mailed to the owner via first class mail on 8/3/2020. Katrina Jordan, Presenter, testified that the lien amount was \$8,700 and City administrative costs totaled \$429.76. The applicant had offered \$1,275 and the City was requesting \$1,305.

Kelsey Roberts, owner, agreed to the City's request for \$1,305.

Ms. Flynn reduced the lien amount to \$1,305 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE18120992**

Lien Reduction Hearing

2200 SW 32 TER

MONSCHEIN, LEIGH K

Notice was mailed to the owner via first class mail on 8/3/2020. Katrina Jordan, Presenter, testified that the lien amount was \$32,750 and City administrative costs totaled \$258. The applicant had offered \$258 and the City was requesting

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\$3,275.

Leigh Monschein, owner, requested a further reduction. She said she had tried to comply as soon as possible and offered \$1,000.

Ms. Hasan suggested allowing six months to pay.

Ms. Flynn reduced the lien amount to \$1,000, payable within 6 months. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE18090520**

Lien Reduction Hearing

2619 SEA ISLAND DR

EISEN, GRACE K EISEN, JEFFREY L

Notice was mailed to the owner via first class mail on 8/3/2020. Katrina Jordan, Presenter, testified that the lien amount was \$13,500 and City administrative costs totaled \$751.28. The applicant had offered \$1,000 and the City was requesting \$1,350.

Jeffrey Eisen, owner, agreed to the City's request of \$1,350.

Ms. Flynn reduced the lien amount to \$1,350 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE15042036**

Lien Reduction Hearing

3209 NE 36 ST #4B

MIGA, PATRICIA ANN T & MIGA, STEVEN J

Notice was mailed to the owner via first class mail on 8/3/2020. Katrina Jordan, Presenter, testified that the lien amount was \$184,000 and City administrative costs totaled \$1,173.76. The applicant had offered \$500 and the City was requesting \$10,400.

Steven Miga, owner, said he had provided documents showing that in 2009 and 2010, he had an agreement with Building Inspector Burt Ford indicating there were no violations and he wondered why this issue had come up again.

Ms. Flynn reduced the lien amount to \$3,800 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE14030847**

Lien Reduction Hearing

3110 SW 17 ST

AMARAI, KETTYA SEYOUN, ABIY

Notice was mailed to the owner via first class mail on 8/3/2020. Katrina Jordan, Presenter, testified that the lien amount was \$28,510 and City administrative costs totaled \$700.46. The applicant had offered \$700.46 and the City was requesting \$2,815.

Kettya Amarai, owner, requested an additional reduction to administrative costs.

Ms. Flynn reduced the lien amount to \$700.46 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE11081091**

Lien Reduction Hearing

2122 NW 7 CT

MUTUAL INCOME GROUP

## Special Magistrate Hearing

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Notice was mailed to the owner via first class mail on 8/3/2020. Katrina Jordan, Presenter, testified that the lien amount was \$186,600 and City administrative costs totaled \$509.64. The applicant had offered \$509.64 and the City was requesting \$5,400. Ms. Jordan explained that the previous owner had received a lien reduction to \$25,000 but never paid it. The current owner had paid the City's hard costs of \$19,600. The \$5,400 requested was the difference between the original amount and the amount the owner had already paid.

Gustavo Peneiro, owner, explained that when he budgeted for the property rehabilitation, there had been additional unforeseen costs of \$25,000 to \$30,000 and requested a reduction to administrative costs.

Ms. Flynn reduced the lien amount to \$1,800 payable within 6 months. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

### **Case: CE17041292**

#### **Lien Reduction Hearing**

217 SW 33 CT

217 BLG LLC

Notice was mailed to the owner via first class mail on 8/3/2020. Katrina Jordan, Presenter, testified that the lien amount was \$65,400 and City administrative costs totaled \$335.32. The applicant had offered \$1,275 and the City was requesting \$6,540.

Ms. Flynn said there had been no Massey hearing, and the City had agreed to accept \$1,275.

Ms. Hasan said the City had been working with the owner to resolve the fine issue because the owner was in the process of selling the property. She agreed to the reduction to \$1,275.

John Phillips, attorney, waived the Massey hearing and agreed to the reduction to \$1,275.

Ms. Flynn reduced the lien amount to \$1,275 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

### **Case: CE16101768**

#### **Lien Reduction Hearing**

1700 NW 26 AVE

SCARANO, JENNIFER

Notice was mailed to the owner via first class mail on 8/3/2020. Katrina Jordan, Presenter, testified that the lien amount was \$208,100 and City administrative costs totaled \$744.92. The applicant had offered \$100 and the City was requesting \$5,205.

Ms. Flynn reduced the lien amount to \$1,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

### **Cases Complied**

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE19120467

CE20030556

CE20030557

CE20030562

CE20030559

CE20030561

CE20030723

### **Cases Rescheduled**

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE20020075

SE20020102

SE19120073

CE19100064

### **Cases Closed**

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The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:  
None

**Cases Withdrawn**

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:  
CE20020966                      CE20011315

**Cases with No Service**

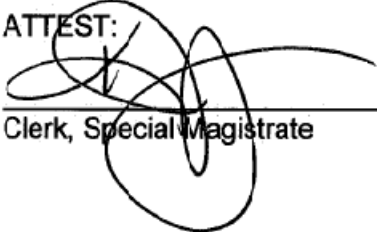
The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:  
None

**Respondent Non-Appearance**

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:  
CE20030679                      CE20030671                      CE19061835

There being no further business, the hearing was adjourned at 12:20 P.M.

  
\_\_\_\_\_  
Special Magistrate

ATTEST:  
  
\_\_\_\_\_  
Clerk, Special Magistrate